

ZONING ADMINISTRATOR HEARING AGENDA
CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Wednesday, September 28, 2011
Regular Meeting – 3:30 p.m.

Jaime Murillo
Zoning Administrator

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Cedar Lot Merger – Lot Merger Permit No. LM2011-003 (PA2011-157)
263 and 301 Cedar Street Council District 2

SUMMARY: A lot merger for the following properties, under common ownership, located in Newport Shores: Lot 14 of Block 4, Tract 772 (including Southwesterly 33 ft of Lancaster Street Adjustment) and Lot 1 of Block 16, Tract 772 (including Northeasterly 7 ft of Lancaster Street Adjustment) with existing structures to remain. The application also includes a request to waive the requirement to file a parcel map. The property is located in the R-1 (Single-Unit Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Merger Permit No. LM2011-003 (PA2011-157) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 2. 1375 and 1401 Dove Street Sign Modification – Modification Permit No. MD2011-015 (PA2011-156)
1375 & 1401 Dove Street Council District 2

SUMMARY: A Modification Permit to allow an increase to the maximum allowable vertical dimension of building top signs to 57 inches (4 feet 9 inches). Modification No. MD2008-039 limits the signs to 36 inches in vertical height. No change is requested to the maximum allowable sign area (120 square feet) or number of signs currently permitted. The property is located in the PC-11 (Newport Place Planned Community) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-015 (PA2011-156) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures). of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.